

News of Real Estate

SAVINGS BANK SELLS 5TH AVE. BUILDING

Emigrant Industrial Parts
With \$450,000 Property at
No. 206; Operator Buyer.

The Emigrant Industrial Savings Bank has sold the five-story store and office building at 206 Fifth avenue, extending through the block to 1124 Broadway, between Twenty-fifth and Twenty-sixth streets. The Brensman Realty Company, Samuel Brenner, president, is the new owner. The building covers a plot 28.5x112.4x irregular and was for many years the home of the Lincoln Trust Company. It was sold at \$450,000. Thomas J. O'Reilly was the broker.

The Emigrant Bank took it over about six years ago and modernized it at an estimated cost of \$100,000. Subsequently it was leased by the bank through the same broker to Mensel Brothers for twenty-one years.

SALES IN MANHATTAN REVEALED IN RECORDS

Hudson Wet Wash Laundry sold to Louis Levy the one-story garage at 760-762 Greenwich street, with an "L" to 108-110 Bank street, having frontages 67.6 and 72.5 feet, respectively.

Henrietta W. A. Hoffman sold to John Sbarboro the two-story building with stores at 359 Bleecker street, 17x63.10x irregular.

Mary E. Strong sold to Michael, Mary E. G. Francis and George Coleman the property, 41.8x9.9, at 114-115 East Twenty-fifth street.

Syma Waxenbaum sold to Samuel Granofsky the four-story building at 124 Stanton street, 25x36.

Angelo and Giovanni Dantoni sold to Pasquale Prino the four-story tenement, 412 East 120th street, 18x100.

P. Bongiorno sold to Domenico d'Azso the four-story tenement with store at 335 East 108th street, 25x100.11.

Ida G. Hunt sold to L. J. Stoval the five-story flat, 178 West 137th street, 35x95.11.

Otto Fichtner sold to Morris Paul the five-story tenement, 225 East 119th street, 25x100.11.

William D. Kilpatrick sold to Michael Hirsch the four-story tenement, 352 East 123d street, 12x100.11.

Mariano Schmeck sold to Luigi Puleo and Cologero Indelicato the six-story apartment with stores at 498 Elizabeth street, 25.5x58.5 irregular.

Charles C. Taylor sold to James C. Hanley the three-story dwelling, 303 West 139th street, 34x109.

"THEATER BLOCK" AUCTION.

Two Parcels on 42d St. Will Be Sold by J. P. Day October 30.

Two of the five four-story short lot buildings on Forty-second street, abutting the Hotel Hermitage at the south-west corner of Seventh avenue, are scheduled to be sold in foreclosure on October 30. The parcels are 202 and 204 West Forty-second street, located on the so-called "theater block."

George Ebert is plaintiff in the action brought against 202 West Forty-second street, Inc., et al. The mortgage judgment amounts to about \$101,000 and there are back taxes of \$8,600. Joseph P. Day will be the auctioneer.

RESIDENTIAL RENTALS.

Thomas Ford leased for Minerva W. Canton to Irving B. Smith the four-story dwelling 206 East Sixteenth street, near Stuyvesant Park.

Culver & Co. leased for Charles A. Platt his apartment in 121 East Sixty-sixth street, to Mrs. Astrid Lucas, and for Charles G. Copeland an apartment in 1270 Madison avenue to William Ferguson.

Pease & Elliman leased apartments in 925 Park avenue to Robert Isaac, in 9 Gramercy Park to J. W. Hahner and in J. E. Creighton, in 22 Bank street to George Bagdon, in 4 West Fifteenth street to Mrs. H. Freund, in 122 East Fifty-first street to Dr. W. J. O'Brien, in 67 West Fifty-second street to Mrs. E. W. Remsen, in 105 West Fifty-fifth street, furnished, to Mrs. Paul Aborn, in 21 West Fifty-eighth street to Mrs. H. Bourne and Mrs. J. Howell, in 116 West Fifty-ninth street to Dr. S. P. Goodhart, in 113 East Seventy-sixth street to Mrs. E. A. Ayres, in 4 East Seventy-eighth street to Duto C. Gale, in 4 East Eighty-eighth street to C. C. Woodward and 60 East Ninetieth street to Mrs. E. Sheldon.

PERSONAL AND IMPERSONAL.

The firm of Friedman & Dallen of 64 East Fordham road, Bronx, has dissolved, and Samuel S. Friedman will conduct the business in the future at that address.

Louis Cohen, store fixture merchant, is the buyer of the property at 251 to 255 Bowers, near Stanton street, the sale of which was recently reported.

Other purchasers of properties sold recently are the Amico Holding Company of 329 and 341 West Forty-first street, Dora Waibel of 2915 Heath avenue, Fannie Offerman of 2419 and 2421 Hoffman street and Adeline B. Borne of northwest corner of Beaumont avenue and 133d street.

The contract for the construction of the \$1,500,000 addition to the Times Annex Building on West Forty-third street has been awarded to the George A. Fuller Construction Company, according to Brown's Letters, Inc., Construction Reports. The addition will be eleven stories high. Plans and specifications were prepared by Ludlow & Peabody.

The J. H. Taylor Construction Company has been awarded the contract for the erection of a nine-two room addition to the Jewish Home, on Prospect place, Brooklyn. Plans and specifications were prepared by the Ballinger Company.

The contract for the construction of a new church for the Roman Catholic Church of the Sacred Heart, on Bidwell avenue, near Jackson avenue, Jersey City, has been awarded to the Frank A. O'Brien Company, according to Brown's Letters, Inc., Construction Reports. Plans were prepared by Cram & Ferguson, and the approximate cost will be \$900,000.

BUYS SITE FOR NEW FLAT.

M. Dowell & Byrnes sold for the estate of Joseph Duclimier the vacant plot at the northwest corner of 185th street and Wadsworth avenue, 60x35. The purchaser, Theodore Klein, who has been identified with several questions on 183d and 144th streets, near Fort Washington avenue, will improve the site with a five and a half story house.

BISCUIT COMPANY BUYS ARMOUR & CO. PARCELS

Takes Over Entire Block in Chelsea Section.

Armour & Co. have sold the block bounded by Tenth and Eleventh avenues and Fourteenth and Fifteenth streets to the National Biscuit Company, which has recently been acquiring nearby property. The buyers now control three entire blocks and half of another at this point. The Armour property fronts 245 feet on Tenth avenue, 221 feet on Eleventh street and 160 feet on Fifteenth street. The buyers acquired the property about five years ago from the Chanler estate for the purpose of erecting a large distributing plant to be served by the proposed elevated tracks of the New York Central Railroad on Eleventh avenue.

DYCKMAN APARTMENT SOLD BY OPERATOR

Heights Flat Taken in Trade; Other Deals Reported.

The Brensman Realty Company, Samuel Brenner president, has sold to a client of Byrne & Bowman the five-story apartment house with stores at the northwest corner of Sherman avenue and 39th street, on plot 60x100. In part payment Mr. Brenner took the seven-story elevator apartment house at 516 and 518 West 151st street, on plot 50x100, between Broadway and Amsterdam avenues.

Bing & Bing, who recently acquired the two six-story apartments at 223 and 224 Central Park West, have also acquired the two adjoining houses at 25 and 27 on a plot 34x100. This gives them control of a total frontage of 126 feet on Central Park West, comprising the block front between Eighty-second and Eighty-third streets, with the exception of the corner buildings.

Charles & O'Connell sold to Dr. John G. Coyle to Virginia Brizzare the five-story single flat, 21x100, at 315 East 116th street.

Bernard A. Attenberg sold to Morris Sampson the six-story walk-up apartment house with stores, 35x100, at 20 East 103d street. Pierre & Golden were the brokers.

Charles Goldberg sold for the Grand Investing Company 367 to 371 Third avenue, a six-story apartment with stores, 54.5x75, to Sol Trebus and Morris Steinberg.

M. Morgenthau, Jr. Company, Everett M. Schuman Company, Consolidated, sold for the Demorland Realty Company (D. and M. Simon) 527 West 123d street, a five-story apartment house, 33.4x100, to Adolph Weiss.

MISCELLANEOUS LEASES.

Carl A. Leasfield subleased to Lunn & Moore, freight brokers and member of the New York Produce Exchange, over 5,000 square feet of space on the seventh floor of the Cunard Building.

The Chevrolet Motor Company leased the building at 317 West Fifty-eighth street through Cross & Brown Co.

Cross & Brown Co. leased space in 321 West Fifty-fourth street to the Metropolitan History Service Company, Inc.; in 1751 Broadway to John S. Nathanson for storage of used cars; also floor in 549 West Fifty-second street to Claude B. Smith and Elbert F. Leffer for automobile painting and upholstery.

Douglas L. Elliman & Co., Inc., leased offices in 539 Madison avenue to the American Cuviro Fund, and offices in the same building to Warren C. Cox, lighting engineer.

M. & L. Hess, Inc., leased offices in the Park Building, Cross & Brown, agents, to Burlock Non-skid Tire Company; also to Michael E. Heller Shop, Inc., the rear half of the third floor in 3 East Forty-third street, represented by S. Osgood Pell & Co.

Douglas L. Elliman & Co., Inc., leased offices on the second floor of the Borden Building facing Madison avenue to Raymond Gilroy & Co., stock brokers. Brady & Bowman represented the landlord.

Steel Realty Development Corporation leased portion of sixth floor in 630 Fifth avenue at a gross rental of approximately \$7,000.

L. J. Phillips & Co. leased third floor in 223 Broadway to the Blue Leaf Employment Agency.

Charles F. Noyes Company leased in 46 West Twenty-fourth street offices to C. Elmer Mesler and space to Greenfield Brothers in 4 East Twenty-third street, a portion of the eleventh floor to the Active Trading Company, also space to Walter Leon Hess; in 56 Pine street, space to Samuel C. Masters, space in 150 Nassau street to the Fuller Brush Company and in 160 Broadway a portion of the twelfth floor to Ross, Reburn & Kaufman.

Brady & Bowman, Inc., leased offices in the Borden Building, Forty-fifth street and Madison avenue, to the Gutta Percha and Rubber Manufacturing Company of 126 Duane street.

Tankous, Smith & Co. leased from plans in 631 Broadway, southwest corner of Third street, large corner store and basement for a term of years at a rental aggregating \$30,000 to the Liberty Shoe Repairing Corporation.

BROOKLYN MARKET.

John Pullman Real Estate Company sold 692 Tenth street, adjoining Prospect Park West, a three-story dwelling, 20x100, for Mrs. Elizabeth B. Lock to Mrs. Mary E. Clark.

Samuel Galtaka sold for the Miller Bergs Construction Corporation to Sarah Kaas for occupancy a two-story detached two-family house with double garage, 37.9x100, at 1161 East Ninth street.

Jacob E. Harkavy of Bernhard & Harkavy sold for Charles Koerner and Margaret Koerner the two-story dwelling 1017 East Ninety-third street, Canarsie, to Emily Pearson.

Bulkeley & Horton Co. leased the hotel building at the corner of Newark avenue and Coney Island road for H. C. Witterman to B. F. Stinen, who will open a dining room and hotel.

Henry L. Nielsen Offices leased store in 348 Bridge street to a client who will open a first class bakery and lunch room.

IN THE DWELLING MARKET.

Shaw, Rockwell & Sanford sold for the Rev. Arthur J. Kenny 308 West Twenty-eighth street, a four-story dwelling, 20x38.

W. J. Huston & Son sold for the Bradley estate to the Hudson R. Road Company 19 Bradhurst avenue, a three-story dwelling, 18x75.

Jacob Goodman sold to Adelaide Whitney the three-story dwelling, 163x101, at 309 West 120th street.

James H. Cruikshank resold to A. G. Langhorne of Lynnhurst, Va., 2114 and 2116 Fifth avenue, two five-story dwellings, 16.8x110, adjoining the corner of 130th street. Louis George was the broker.

PLAN NEW APARTMENTS.

Plans were filed yesterday for a six-story apartment house, 300x88.10, at 613-619 West 140th street, for the Glick House Holding Corporation, D. S. Long, architect, estimates the cost at \$225,000.

MORRIS BANK FOR BRONX.

The Eugene J. Bushner Company leased the store at the northwest corner of 138th street and Willis avenue. After extensive alterations the premises will be occupied by the new Morris Bank, organized through the efforts of Robert Benson of the Benson Realty Company.

PLAN HOSPITAL PAVILION.

Plans have been filed with the Manhattan Bureau of Buildings for the reconstruction of a one-story pavilion for the Reconstruction Hospital at the southwest corner of Central Park West and 100th street. The building will have a frontage of 55 feet and a depth of 125 feet, and is to be built so that one story can be added. York & Sawyer, architects, estimate the cost at \$220,000.

QUEENS BOROUGH DEALS.

J. Wilson Dayton sold Shelter Lodge, the home of William A. Johnston in the Vista Lawn section of Bayside, to Frank H. Clark, of Baltimore, Md. This property was held at \$25,000. The same broker sold the house of A. N. Cardozo, in Bayside West, to Irma I. Bridges.

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BASEMENT, SPRINKLER SYSTEM; 10X
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LONG TERM MORTGAGES; PRICE \$100,000. P. 2175 HERALD, HERALD BLDG.

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Above Harlem River.
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RIVERDALE-ON HUDSON.
New York City's most accessible suburb.
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\$600 balance \$55 monthly.
Includes interest, fire insurance and payment on mortgage.
Modern 6 and 8 room houses.
At Bay Park, East Rockaway
Steam heat, electric light, water, gas, sidewalks, near station 15 min. to N. Y.
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From Battery to 14th St., inclusive.
OFFICES—170 BROADWAY
\$2.90 Per Square Foot
1,200 sq. ft., 2 YEAR LEASE.
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Horse, cow, heifer, 8 hogs, 50 hens, wagons, plows, harrows, cultivators, small tools, growing and harvested crops with ideal small farm on New York highway, in famous poultry center, nearly 10 acres productive land, fruit trees and berries, 4 room house with summer kitchen, 3 porches, maple shade, gas, telephone available, large barn, cash or less accepted, bal. easy payments. Call or write for details and PRICES from catalogue other bargains throughout the State. **NEW JERSEY FARM AGENCY, 134 TT Nassau St., N. Y. C.**

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\$2.90 Per Square Foot
1,200 sq. ft., 2 YEAR LEASE.
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TO LET FOR BUSINESS.
Above 14th St. to 50th St. (Inclusive).
Store & Basement
234-42 West 39th Street
Exceptional light, 14-foot ceiling.
Every modern convenience.
16,600 Square Feet
Also Choice Lofts
6,700 and 7,500 Square ft.
For light manufacturing purposes.
100% Sprinkler System throughout, at Revised Rentals.

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or your own broker.

Less Than 60c. per Sq. Ft.
Opportunity is offered to tenant who can use from 80,000 to 100,000 square feet of space in a 100% sprinklered building, between 23rd and 34th Streets just off Broadway, for showrooms or light manufacturing.
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268 West 36th St.
100% Sprinklered.
Daylight and Air
Four Upper Floors
the only space to be rented, 18,000 sq. ft. each.
Separate Elevators and Entrance
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Ready Nov. 1st.

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Buildings (SPRINKLERED) 100,000 Sq. Ft.
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New 16-Story Bldg.
142 W. 36 St.
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Store & Lofts
Approximately 4600 to 6600 sq. ft. per floor
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100% Sprinkler System
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62 Per Cent Leased
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Above 50th St.—5th Ave. to North River.
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2 to 4 Rooms, \$1700 to \$3800
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A Few Furnished Apartments
Restaurant, Guest Rooms, Maid's and Valet Service; Refrigeration in Every Apartment.

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